

060.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

981,800 / 981,800

USE VALUE:

981,800 / 981,800

ASSESSED:

981,800 / 981,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
158		LOWELL ST, ARLINGTON

Legal Description						User Acct
						39684
						GIS Ref
						GIS Ref
						Insp Date
						10/26/18

OWNERSHIP	Unit #:
Owner 1: BOWEN R DAVID	
Owner 2: BOWEN HEATHER M	
Owner 3:	
Street 1: 158 LOWELL ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	158 LOWELL ST
Owner 1: BOWEN CATHERINE F/TRS -	
Owner 2: CATHERINE BOWEN TRUST -	
Street 1: 158 LOWELL ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2440 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OTHER ASSESSMENTS	158 LOWELL ST
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	SINGLE FA	%	Item	Code	Description
Z	R1	100	water		
o			Sewer		
n			Electri		
Census:	Exempt				
Flood Haz:					
D			Topo		
s			Street		
t			Gas:		

LAND SECTION (First 7 lines only)	BUILDING PERMITS	ACTIVITY INFORMATION																									
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

101	One Family	7686	Sq. Ft.	Site	0	70.	0.85	6													455,407						455,400
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	1	Rating: Good		Full Bath: 1	Rating: Good			OF=WHIRLPOOL	CK GAR 1/10.								
Sty Ht: 2T - 2 & 3/4 Sty				A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 2	Rating: Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: %				OthrFix: 1	Rating: Good												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: GREEN				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1925	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G10	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %												
Prim Int Wal 2 - Plaster				Functional:		%											
Sec Int Wall: %				Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors: 4 - Carpet	15 %			Total:	4.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 135.00													
Bsmnt Gar:				Size Adj.: 1.20205045													
Electric: 3 - Typical				Const Adj.: 0.99841499													
Insulation: 2 - Typical				Adj \$ / SQ: 162.020													
Int vs Ext: S				Other Features: 120200													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 544614													
% Com Wal	% Sprinkled			Depreciation: 25052													
				Depreciated Total: 519562													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 060.0-0003-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
4	Garage W/Lof	D	Y	1	26X20	A	AV	1925	21.79	T	40	101			6,800		6,800
More: N				Total Yard Items:				6,800	Total Special Features:						Total:	6,800	
BATH FEATURES																	
COMMENTS																	
SKETCH																	
RESIDENTIAL GRID																	
OTHER FEATURES																	
CONDOS INFORMATION																	
REMODELING																	
RES BREAKDOWN																	
DEPRECIATION																	
CALC SUMMARY																	
COMPARABLE SALES																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	